

| CURVE TABLE | | | | | | |
|-------------|--------|--------|-------------|-----------------|--------------|---------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD DIRECTION | CHORD LENGTH | TANGENT |
| C1 | 39.25' | 25.00' | 89° 56' 40" | N 3° 07' 49" W | 35.34' | 24.98' |
| C2 | 39.29' | 25.00' | 90° 03' 20" | S 86° 52' 11" W | 35.37' | 25.02' |

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Fateh Rajan, c/o SF Business Investments LLC, owner of the 9.673 acre tract shown on this plat, being Abstract No. 28 of the Maria Kegans League as conveyed in the Deeds Records of Brazos County in Volume 696, Page 737, and designated herein as Highway 30 Business Park, in the City of Bryan, Texas and whose name is subscribed hereto, dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Fateh Rajan
SF Business Investments, LLC

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Fateh Rajan, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal on this ____ day of _____, 20____.

Notary Public, Brazos County , Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground.

Brad Kerr, R.P.L.S. No. 4502

APPROVAL OF THE CITY PLANNER

I, _____, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ____ day of _____, 20____.

City Planner
Bryan, Texas

CERTIFICATE OF CITY ENGINEER

I, _____, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ____ day of _____, 20____.

City Engineer
Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the ____ day of _____, 20____ and same was duly approved on the ____ day of _____, 20____ by said Commission.

Chair, Planning & Zoning Commission
Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

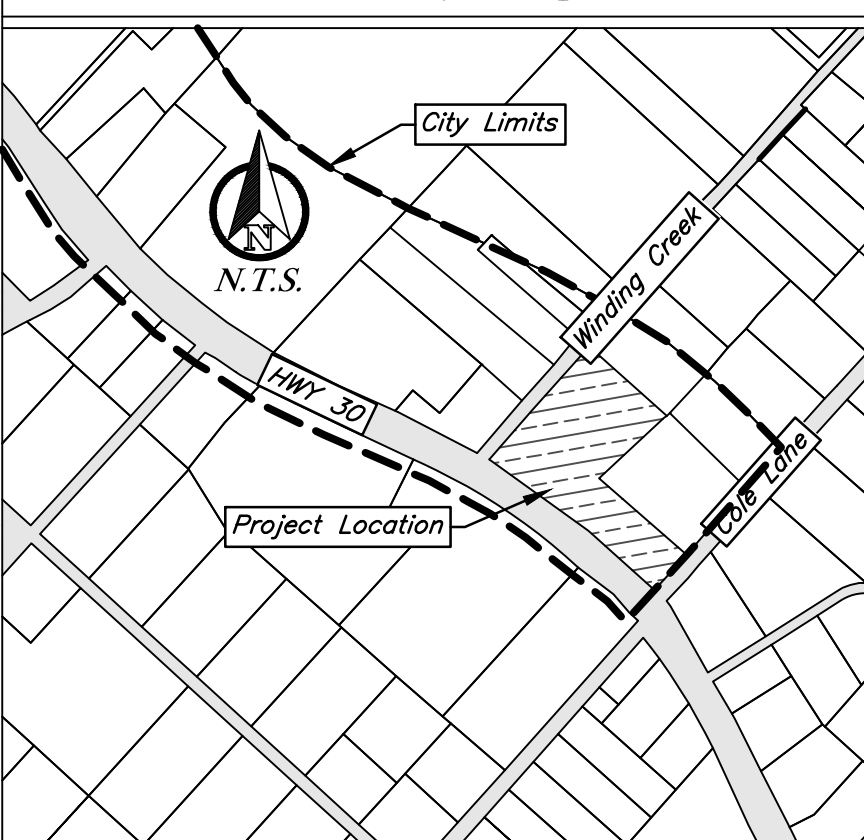
I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the ____ day of _____, 20____, in the Official Records of Brazos County in Volume ____ Page ____.

County Clerk
Brazos County, Texas

General Notes:

- Bearing system shown hereon is based on Grid North as established from City of Bryan G.P.S. monuments.
- This property is currently zoned Agricultural - Open (AO) and Retail (C2).
- Iron rods will be set at all angle points and lot corners, unless stated otherwise.
- This lot is not within the 100-YR floodplain according to the DIFRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0250E, effective May 16, 2012 and Map No. 48041C0220F, effective April 2, 2014.
- Building setback lines to be in accordance with the City of Bryan Zoning Ordinance.
- The following blanket easements do apply to this tract:
City of Bryan 98/199
City of Bryan 141/420
City of Bryan 141/421
- Easement to Brazos River Transmission Electric Coop. Inc., 134/16, does not apply.
- Access to Hwy 30 from Lot 1 will be allowed through the cross access easements in Lot 2 only.
- Wickson Creek SUD will provide all potable and fire protection water services for this subdivision.
- Sanitary sewer services will be by On-Site Sewage Facilities (OSSF), in accordance with Brazos County Health Department.

Vicinity Map



FINAL PLAT

Hwy 30 Business Park

9.673 Acres
Maria Kegans A-28
Bryan, Brazos County, Texas
September 2015

Owner:
SF Business Investments LLC
2001 S College Ave
Bryan, TX 77801-1420

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951